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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 20th July, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/ 88 of 2022/TPS-122022-2226-L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/81 of 2014/TPS-1213-212-L, dated.19.02.2013 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 55/A (Gorva-Karodiya) (hereinafter referred to as "the said Draft Scheme") submitted by the Vadodara Urban Development Authority, Vadodara (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 55/A (Gorva-Karodiya) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;
- State that the said Preliminary Scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. In Original Plot No. 95 to 102 the remark “નાળીયા રસ્તાની જમીન હોઈ અંતિમખંડે ફાળવવામાં આવેલ નથી.” is added in column no. 9 of redistribution statement.
2. In Original Plot No. 21, 22, 23/1, 24/1, 26/1, 30/1, 31/1, 33, 37/1, 39/1, 40/1, 41/1, 44/1, 45/1, 49/1, 50/1, 51/1, 54/1, 67/1, 68/1, 72/1, 74/1, 78/1, 79/1, 87/1, 92/1, 90/1, 91/1 of redistribution statement following remark is added in column no. 9 after remarks.

“ર. આ મૂળખંડની જમીન વડોદરા મહાનગરપાલિકા દ્વારા ૨૪.૦૦ મી. તથા ૩૦.૦૦ મી પહોળાઈના રસ્તા માટે સંપાદન કરવામાં આવેલ હોઈ, તેની સામે અંતિમખંડ ફાળવેલ નથી. તેમજ મૂળખંડની જમીન સંપાદન થયેલ હોઈ આખરી યોજનામાં તે અંગે વળતર આપવાનું થતું નથી.”
3. The boundary of the Final Plot No.63/2 admeasuring 11050 sq.mtr., Final Plot No.64 admeasuring 9517 sq.mtr. and Final Plot No. 114 (વાણીજ્ય વેચાણ) admeasuring 4041 sq.mtr. is modified as shown in the accompanying plan.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
 Officer on Special Duty & Ex-Officio
 Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 20th July, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/89 of 2022/TPS-122022-2265-L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/88 of 2018/TPS-112015-282-L, dated.17.07.2018 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 3 (Sevasi) (hereinafter referred to as "the said Draft Scheme") submitted by the Vadodara Urban Development Authority, Vadodara (hereinafter referred to as "the said Authority").

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 3 (Sevasi) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act.

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

- (a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended here to;
- (b) State that the said Preliminary Scheme shall be kept open for the inspection of the public, at the office of the Appropriate Authority, during office hours on working days;
- (c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition “The Appropriate Authority shall make aggregate deduction from original plot while giving the development permission for redevelopment in final plot allotted against the said Original Plot.” is added in remarks column of redistribution statement in case no. 2, 3, 9, 11, 13, 15, 16, 17, 18, 19, 22, 23, 25, 33, 39, 49, 51, 56, 63, 74, 76, 80, 85, 87, 91, 94, 103, 125, 128, 130, 159, 161, 173, 187, 188, 189, 190, 191.
2. In Original Plot No. 72 to 79 the remark “નાળીયા રસ્તાની જમીન હોઈ અંતિમખંડે ફાળવવામાં આવેલ નથી.” is added in column no. 9 of redistribution statement.

3. New 9.00 mtr. T.P.Road earmarked as A-B and New 7.50 mtr. T.P.Road earmarked as A1-B1 are proposed passing through Final Plot no. 3/2 so the area and boundary of Final Plot No.3/2 admeasuring 9357 sq.mtr. is modified as Final Plot No.3/2/1 admeasuring 5276 sq.mtr. and Final Plot No.3/2/2 admeasuring 3317 sq.mtr. as shown in the accompanying plan.

4. In Case No. 56 of redistribution statement remark of Sr.No.2 in column no. 9 is replaced as follows.

“ર. અંતિમખંડ નં. ૫૬ ની જમીનને પ્રતિબંધિત રહેણાંક ઝોન મુજબ બાંધકામ મળવાપાત્ર રહેશે.”

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 20th July, 2022

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

NO.GH/V/91 of 2022/TPS-112020-3029-L: WHEREAS under Government notification, Urban Development & Urban Housing Department Gandhinagar No.GH/V/126 of 2019/TPS-112015-2761-L dated 07.09.2019, the Government of Gujarat in exercise of the powers conferred by section 65 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976) sanctioned the Preliminary Town Planning Scheme No. 85 (Sarkhej-Makaraba-Okaf) (hereinafter referred to as the said Act and the said Scheme respectively).

AND WHEREAS, the Government of Gujarat has received the representation for the variation in the said scheme under section 70 of the said Act.

AND WHEREAS, the Government of Gujarat is satisfied that the variation is required in the said scheme.

NOW THEREFORE, in exercise of the powers conferred by section 70(2) of the Gujarat Town Planning and Urban Development Act, 1976 the Government of Gujarat hereby:-

1. Publish a draft of variation in the aforesaid Preliminary Town Planning Scheme No. 85 (Sarkhej-Makaraba-Okaf) as set out in the Schedule below;
2. Call upon the persons affected by the proposed variation to communicate, in writing, their objections, if any, to the Principal Secretary, Urban Development and Urban Housing Department, Sachivalaya Gandhinagar, through the Collector, District Ahmedabad and endorse a copy thereof to the Municipal Commissioner Ahmedabad Municipal Corporation within a period of one month from the date of publication of this Notification in the *Official gazette*;
3. State that the draft variation shall be kept open to the inspection of the public at large at the office of the Ahmedabad Municipal Corporation, during the office hours of the working days, for the aforesaid period of one month.

SCHEDULE

Proposed variation in the Preliminary Town Planning Scheme No.85 (Sarkhej-Makaraba-Okaf) sanctioned vide Government Notification Urban Development & Urban Housing Department Gandhinagar No. GH/V/126 of 2019/TPS-112015-2761-L dated 07.09.2019.

1. The area, boundary and location of the Final Plot No.105/2 (વાણીજ્ય હેતુ માટે વેચાણ) admeasuring 5481 sq.mtr., Final Plot No.103+116 (વાણીજ્ય હેતુ માટે વેચાણ) admeasuring 2006 sq.mtr., Final Plot No.82/1 admeasuring 1155 sq.mtr., Final Plot No.85 admeasuring 10927 sq.mtr. and Final Plot No.84/3 admeasuring 2671 sq.mtr. are modified as the Final Plot No.105/2 (વાણીજ્ય હેતુ માટે વેચાણ) admeasuring 4326 sq.mtr., Final Plot No.116 (રહેણાંક હેતુ માટે વેચાણ) admeasuring 1337 sq.mtr., Final Plot No.103 (વાણીજ્ય હેતુ માટે વેચાણ) admeasuring 1824 sq.mtr., Final Plot No.82/1 admeasuring 1155 sq.mtr., Final Plot No.85 admeasuring 10927 sq.mtr. and Final Plot No.84/3 admeasuring 2671 sq.mtr. as shown in the accompanying plan.
2. The area, boundary and location of the Final Plot No.(65+66+67+68+69)/1 admeasuring 2400 sq.mtr., Final Plot No.(65+66+67+68+69)/2 admeasuring 7743 sq.mtr., new Final Plot No.125 (સામાજિક આર્થિક રીતે નબળા વર્ગના રહેણાંક માટે) admeasuring 5635 sq.mtr., Final Plot No.126 (સામાજિક આર્થિક રીતે નબળા વર્ગના રહેણાંક માટે) admeasuring 2108

sq.mtr. and Final Plot No.114 (સામાજિક આર્થિક રીતે નબળા વર્ગના રહેણાંક માટે) admeasuring 5079 sq.mtr. are modified as Final Plot No.(65+66+67+68+69)/1 admeasuring 8035 sq.mtr., Final Plot No.(65+66+67+68+69)/2 admeasuring 2108 sq.mtr. and Final Plot No.114 (સામાજિક આર્થિક રીતે નબળા વર્ગના રહેણાંક માટે) admeasuring 12822 sq.mtr. as shown in the accompanying plan.

3. The area, boundary and location of the Final Plot No.(39+40)/2 admeasuring 5159 sq.mtr., Final Plot No.111 (રહેણાંક હેતુ માટે વેચાણ) admeasuring 2549 sq.mtr. and Final Plot No.112 (રહેણાંક હેતુ માટે વેચાણ) admeasuring 21139 sq.mtr. are modified as the Final Plot No.(39+40)/2/1 admeasuring 1335 sq.mtr., Final Plot No.(39+40)/2/2 admeasuring 3824 sq.mtr., Final Plot No.111 (રહેણાંક હેતુ માટે વેચાણ) admeasuring 1214 sq.mtr., and Final Plot No.112 (રહેણાંક હેતુ માટે વેચાણ) admeasuring 22474 sq.mtr. as shown in the accompanying plan.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

